

Topsfield Planning Board

March 20, 2012

Chairman Morrison called the meeting to order at 7:30 PM at the Town Library. Board members present were Martha Morrison, Janice Ablon, Steven Hall, Gregor Smith and Ian De Buy Wenniger. Roberta Knight, Community Development Coordinator was also present.

Visitors: Selectman Dick Gandt; Attorney Thomas Demakis

Minutes: The review of minutes was postponed until the next meeting.

Zoning Amendment Public Hearing: Chairman Morrison informed the members that the public hearing scheduled for tonight's meeting would need to be re-scheduled due to a procedural notification error. Moreover, the Department of Conservation & Recreation's Flood Hazard Mapping Coordinator Colleen Bailey has notified the Town that the Flood Plain District Bylaw would need to be amended with the incorporation of specific language for the Town to remain in the National Flood Insurance Program. After reviewing schedules, legal notice requirements and available meeting dates, the Board agreed to schedule the public hearing for April 10, 2012, at 8:00PM at Town Hall.

130 Central Street: Attorney Thomas Demakis reviewed the proposed ANR plan for 130 Central Street with the Board. He informed the Board that the property was registered land and as such the subdividing of the property into three individual ANR lots would require the approval of the Land Court. He further noted that he had simultaneously filed with the Planning Board and the Land Court. Once the Land Court has approved the plan, he would bring the final mylar plan back to the Board for signature. The Board proceeded with the checklist review and determined that the plan met the Planning Board requirements with the exception of noting a previous ZBA decision on the plan and the relocation of ownership identification. The Board then made the determination that this plan was not subject to the Subdivision Control Act.

Member Ian De Buy Wenniger made the motion that subject to the relocation of ownership identification and notice of any ZBA decision to endorse as "Approval Not Required" a Plan entitled "Subdivision of Land Located at 130 Central Street"; Dated: December 28, 2011; Prepared by: Reid Land Surveyors; Owned by: 239 Turnpike, LLC; Showing the division of land on Map 49, Parcel 68 in the Town of Topsfield, Essex County, Massachusetts into three (3) lots shown on said plan as Lots 7, 8 & 9; seconded by Member Gregor Smith; so voted 5-0.

The Board also discussed with Attorney Demakis the abutting easement/way known as "Perkins Lane" relative to ownership and access as it may relate to the existing property located at 130 Central Street.

Flood Plain District Zoning Amendment: Chairman Morrison presented the Board with a draft Flood Plain District Bylaw based on the requirements the Town received from the DCR Flood Hazard Mapping Coordinator for continued eligibility in the National Flood Insurance Program, and the reformatting of Article VI to include categories designating purpose, description and uses in the district. It was the consensus of the Board to delete Article VI in its entirety and replace it with a new Article VI. The Board requested that Ms. Knight forward the new version to both Town Counsel Patricia Cantor and to the Flood Hazard Mapping Coordinator Colleen Bailey for comments.

Town Meeting Reports: Member Ian De Buy Wenniger agreed to make the oral report on the district article amendments at Town Meeting and Member Gregor Smith agreed to make the oral report on the new Article VI, Floodplain District.

The meeting was adjourned at 9:58 PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator